

027.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

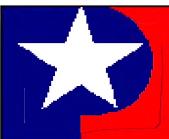
953,900 / 953,900

USE VALUE:

953,900 / 953,900

ASSESSED:

953,900 / 953,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
58-60		OXFORD ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SAKORAFOS /JAMES/CHRISTOPHER	
Owner 2: TRS/SAKORAFOS TRUST	
Owner 3:	

Street 1: 60 OXFORD ST

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1: SAKORAFOS GEORGE & DIMITRA -	
Owner 2: -	

Street 1: 60 OXFORD ST

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

**NARRATIVE DESCRIPTION**

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2732 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

Total AC/Ha: 0.11364

Total SF/SM: 4950

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average														
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average														
Color:	GRAY			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1916	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	6	3	2								
Sec Int Wall:		%		Economic:			%	Additions:		1	5	2	1								
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:	4 - Carpet	50 %		Total:		31	%	Plumbing:													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:	180.00	<b>COMPARABLE SALES</b>				Heating:											
Bsmnt Gar:				Size Adj.: 1.08388424		Rate	Parcel ID	Typ	Date	Sale Price											
Electric:	3 - Typical			Const Adj.: 0.99495000																	
Insulation:	2 - Typical			Adj \$ / SQ: 194.114																	
Int vs Ext:	S			Other Features: 114000																	
Heat Fuel:	1 - Oil			Grade Factor: 1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor: 1.00																	
Solar HW:	NO	Central Vac: NO		Adj Total: 716491																	
% Com Wal		% Sprinkled		Depreciation: 222112																	
				Deprecated Total: 494379																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 027.0-0002-0013.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1 19X19	A	AV	1916		21.93	T	40	104			4,700		4,700				
More: N	Total Yard Items:	4,700		Total Special Features:					Total:								4,700	<b>AssessPro Patriot Properties, Inc</b>			